



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

December 16, 2004
Clemett

Present: Acting Chairman Carol Clemett, Commissioners Andy Stefan and Dennis Casey.

Excused: Sylvia Hobbs and Jake Donoghue

Guests: Town Planner Mona Green

Deputy Town Clerk: Betsy Donworth

Acting Chairman Clemett called the meeting to order.

Minutes:

Commissioner Casey moved to approve the Minutes of the November 18, 2004 meeting. Commissioner Stefan seconded. Motion carried unanimously.

Topographic Survey:

The Planning Commission reviewed proposed requirements for a topographic survey, discussed and carefully considered the points of view expressed by the Town Council at their December 2004 meeting. The commissioners agreed that the three situations which will trigger the necessity of a topographic survey should stay as written: *"In order to establish the existing grade of the property, the permit applicant must submit a topographic survey at the time of application for 1) a demolition permit, 2) a building permit for reconstruction or remodel that involves work on the foundation and/or roofline of the existing structure, or 3) landscape projects that alter the existing grade of the property."*

Landscape features in the setback:

The Town Council has suggested that the Planning Commission address how ponds fit in to the proposed revisions dealing with landscape features, and do ornamental structures include ponds. After discussing, the Planning Commission suggested that proposed language will be: "the following structures may be allowed within setback areas: fences, retaining walls; rockeries up to 30" tall; ornamental landscape structures up to 30" tall, *including ornamental pools of any depth*; garden trellis gates up to 8' tall.

The Planning Commission directed Deputy Clerk Donworth to prepare a letter to the Town Council advising them that the commissioners reviewed and considered the proposed modifications to the building permit application (pertaining to requirement of a topographic survey) and felt that the proposed language is fine. The letter will also discuss the commissioners proposed addition of “ornamental pools of any depth” to the definition of allowed structures in setbacks in Zoning Code 289.

Building Height/Fence Height:

Mona Green discussed the Town of Hunts Point’s maximum building height regulations (using the Maximum Building Height Diagram from the Hunts Point zoning code), and explained how a similar regulation might work in Beaux Arts. The commissioners discussed the pros and cons of encouraging more sloped roofs, minimizing the possibility of structures going straight up on the sides, and limiting building height to something under 30’. Because of the complexity of this issue and because two commissioners were absent, the Planning Commission agreed that they will continue to look at the issue of building height and fence height at their January 20, 2005 meeting.

Next Meeting:

The next meeting of the Planning Commission will be January 20, 2004 at Denis Casey’s home. The agenda will include discussion on building height and fence height.

Adjourn: Acting Chairman Stefan moved to adjourn. Commissioner Casey seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk